

Nationstar Mortgage LLC d/b/a Champion Mortgage

Plaintiff

Case No: 15 CV 549

VS

ESTATE OF KAREN E. GROTH, et al.

NOTICE OF SHERIFF'S SALE**Defendant(s)**2015 JUL 15 AM 10:36
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 12, 2015 in the amount of \$151,459.11 the Sheriff will sell the described premises at public auction as follows:

TIME: August 26, 2015 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: in the main lobby of the Sheriff's Dept/Justice Bldg - Door #8 located at 515 W. Moreland Blvd, Waukesha, Wisconsin 53188

DESCRIPTION: ALL THAT PARCEL OF LAND IN CITY OF WAUKESHA, WAUKESHA COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED REEL 115, PAGE 912, ID # WAKC1354054, BEING KNOWN AND DESIGNATED AS LOT 21, BLOCK 3, GREEN VALLEY EAST. THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE COUNTY OF WAUKESHA, STATE OF WISCONSIN AND DESCRIBED AS FOLLOWS: LOT 21, BLOCK 3, GREEN VALLEY EAST ADDITION NO.1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN. BY FEE SIMPLE DEED FROM RICHARD A. GROTH AS SET FORTH IN REEL 115 PAGE 912 DATED 04/14/1975 AND RECORDED 04/21/1975, WAUKESHA COUNTY RECORDS, STATE OF WISCONSIN. SHOWN FOR INFORMATIONAL PURPOSES, THE PROPERTY ADDRESS IS: 1528 CHESTNUT LN WAUKESHA WI 53189

PROPERTY ADDRESS: 1528 Chestnut Lane, Waukesha, WI 53189

TAX KEY NO.: WAKC1354054

Scott D. Nabke
J Peterman Legal Group Ltd.
State Bar No. 1037979
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 15th day of July, 2015.**Eric Severson**

Sheriff Eric Severson
Waukesha County Sheriff

Please go to www.jpetermanlegalgroup.com to obtain the bid for this sale.

J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.